



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

NOTICE OF PREPARATION

OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

September 21, 2017

CASE NO.: ENV-2015-4476-EIR

PROJECT NAME: Kaiser Permanente Los Angeles Medical Center Project

PROJECT APPLICANT: Kaiser Foundation Hospitals (also known as Kaiser Permanente or Kaiser)

PROJECT ADDRESS: 1317, 1321, 1329, & 1345 North Vermont Avenue; 1328 North New Hampshire Avenue; 4760 Sunset Boulevard; 1505 North Edgemont Street; 1526 North Edgemont Street; 1517 North Vermont Avenue; 1430 & 1424 North Alexandria Avenue Los Angeles, California 90027

COMMUNITY PLANNING AREA: Hollywood

COUNCIL DISTRICT: 13 – O'Farrell

PUBLIC COMMENT PERIOD: September 21, 2017–October 20, 2017

SCOPING MEETING: October 2, 2017, 5:00 P.M.–7:00 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Kaiser Permanente Los Angeles Medical Center Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental effects from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments on the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional Project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The Project location is on and adjacent to the 15.34-acre Kaiser Los Angeles Medical Center (Medical Center), which is located along Sunset Boulevard between North Alexandria Avenue and North Vermont Avenue in the Hollywood Community Plan Area of the City of Los Angeles. (See attached Project Location Map & Scoping Meeting Location). The Medical Center and the properties proposed for redevelopment are within a Unified Hospital Development boundary. The existing Medical Center campus consists of a collection of medical buildings and parking structures, several of which are proposed for demolition as part of the Project. The term "Project site" refers to the properties on which the proposed redevelopment would occur. These properties are shown in the attached Proposed Site Plan as the "Proposed Project/Building Site."

PROJECT DESCRIPTION: The Project is proposing to replace medical office buildings of the Kaiser Permanente Medical Center campus and build new health care facilities on adjacent parcels of land. The Project would proceed under a Master Plan/Development Plan Permit. The Project is proposed to be implemented in three phases and would include new and replacement medical office buildings, procedure centers, hospital additions, and parking structures on the Project site, as shown in the tables below. The Project's phased development would occur between 2020 and 2030.

Existing Uses To Be Removed

Existing Uses	Size (square feet, sf)
Medical	199,891 sf
Commercial and Residential	15,517 sf
Parking Building	19,199 sf

Project Summary Table

Existing Uses to be Removed	Proposed Uses
Phase 1 (2020–2024)	
<i>Site 1 (1345 North Vermont Avenue): New Medical Office Building (MOB) and Parking Structure</i>	
<ul style="list-style-type: none"> 15,517 sf of single-story commercial and residential structures (6 structures in total); surface parking lots 	<ul style="list-style-type: none"> MOB (128,500 sf) and 582-stall parking structure (285,870 sf) 129 feet in height (9 stories; 5 above grade, 4 below grade)
<i>Site 2 (4760 Sunset Boulevard): Procedure Center Addition</i>	
<ul style="list-style-type: none"> 39 surface parking stalls 	<ul style="list-style-type: none"> 50,000-sf Procedure Center addition to an existing MOB at 4760 Sunset Boulevard (for a total of 110,000-sf medical office space at this property); 10 parking stalls to remain 100 feet in height (4 stories) above grade
<i>Site 3 (1505 North Edgemont Street): Demolition of an Existing MOB</i>	
<ul style="list-style-type: none"> 79,335-sf MOB 103 feet in height (7 stories) above grade 	<ul style="list-style-type: none"> New construction at this site to occur during Phase 3
<i>Site 4 (1526 North Edgemont Street): Demolition of an Existing MOB</i>	
<ul style="list-style-type: none"> 120,556-sf MOB 8 stories, above grade 	<ul style="list-style-type: none"> New construction at this site to occur during Phase 2
Phase 2 (2024–2028)	
<i>Site 5 (1517 North Vermont Avenue): New Parking Structure</i>	
<ul style="list-style-type: none"> 19,199-sf parking structure with 186 stalls 4 stories (2 above grade, 2 below grade) 	<ul style="list-style-type: none"> 246,566-sf parking structure with 636 stalls 2,300 sf of ground floor retail/commercial space 90 feet in height (10 stories, with 8 above grade, 2 below grade)
<i>Site 4 (1526 North Edgemont Street): Reconstructed MOB or Hospital Addition</i>	
<ul style="list-style-type: none"> Demolition at this site to occur during Phase 1 	<ul style="list-style-type: none"> 132,700-sf MOB 89 feet in height (6 stories, with 5 above grade, 1 below grade) OR 161,600-sf, 105-bed hospital addition and bridge connections to existing hospital 105 feet in height (6 stories, with 5 above grade, 1 below grade)
Phase 3 (2028–2030)	
<i>Site 6 (1430 & 1424 North Alexandria Avenue): Parking Structure Addition</i>	
<ul style="list-style-type: none"> Existing surface parking area and temporary, single-story structure at 1430 & 1424 North Alexandria 	<ul style="list-style-type: none"> 200-stall parking structure addition at 1430 & 1424 North Alexandria (122,579 sf) 90 feet in height (8 stories above grade)
<i>Site 3 (1505 North Edgemont Street): New Medical Offices</i>	
<ul style="list-style-type: none"> Demolition at this site to occur during Phase 1 	<ul style="list-style-type: none"> 85,000-sf medical offices 85 feet in height (5 stories above grade)
Totals	
Building and Parking Structure Square Footage	
Total demolition	234,607 sf
Total new construction	1,082,415 sf
Net increase	847,808 sf
Parking	
Total removed	225 spaces (Phase 1 & 2), 9 spaces (Phase 3)
Total new	1,234 spaces (Phase 1 & 2), 200 spaces (Phase 3)
Net increase	1,200 spaces

REQUESTED APPROVALS/PERMITS: The Project applicant is requesting the following entitlements from the City of Los Angeles:

- (1) Pursuant to Los Angeles Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.7-G, Specific Plan Amendment for a project located within the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP) area to:
 - Amend Section 4 of the SNAP to revise the Definition of a Unified Hospital Development Site.
 - Permit signs that the SNAP specifically identifies as prohibited signs.
 - Permit a boundary change to the SNAP, to include the properties at 1430 & 1424 North Alexandria Avenue and 1423 North Kenmore Avenue within Subarea C of the SNAP boundaries.
 - Permit a boundary change to the SNAP, to include the properties at 1549 North Edgemont Street and 1559 North Edgemont Street within Subarea C in lieu of Subarea B.
- (2) Pursuant to LAMC Section 11.5.7-C, Project Permit Compliance Review for a project located within the SNAP area.
- (3) Pursuant to LAMC Section 16.05, Site Plan Review to permit a development project which creates, or results in an increase of, 50,000 gross square feet or more of nonresidential floor area.
- (4) Pursuant to LAMC Section 17.15, Vesting Tentative Tract Map No. 74846 to permit the merger and resubdivision of existing parcels into six ground lots.
- (5) Pursuant to LAMC Section 17.15, Vesting Tentative Tract Map No. 74847 to permit the merger of existing parcels into one ground lot.
- (6) Pursuant to LAMC Section 17.15, Vesting Tentative Tract Map No. 74848 to permit the merger of existing parcels into one ground lot.
- (7) Development Agreement, pursuant to Government Code Sections 65864-65869.5.
- (8) Associated building permits, including demolition permits, grading permits, excavation permits, and foundation permits.
- (9) Haul route approval and other entitlements and approvals as deemed necessary, and as required by the City to implement the Project.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on the Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will to be addressed in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, and Utilities and Service Systems. The EIR will also consider impacts to energy conservation pursuant to Appendix F.

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written comments about the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Scoping Meeting. No decisions about the Project will be made at the Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and location of the public scoping meeting are as follows:

Date: Monday, October 2, 2017
Time: 5:00 P.M.–7:00 P.M.
Location: Kaiser Permanente Los Angeles Medical Center, 4867 Sunset Boulevard,
2 North Conference Room, Los Angeles, CA 90027

Parking is available at 1549 North Edgemont Street.

FILE REVIEW AND COMMENTS: The enclosed materials reflect the scope of the Project. The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 200 N. Spring Street, Room 750, Los Angeles, CA 90012, during office hours Monday–Friday, 9:00 A.M.–4:00 P.M. A copy of this notice and the Initial Study prepared for the project may be viewed with the environmental file or online at <http://planning.lacity.org> by clicking on the “Environmental Review” tab, then “Notice of Preparation & Public Scoping Meetings.”

The City will consider all written comments regarding the potential environmental effects of the Project and issues to be addressed in the EIR. **Written comments must be submitted by 4:00 P.M., October 20, 2017.** Written comments will also be accepted at the scoping meeting described above.

Please direct your comments to:

Mail: Alejandro A. Huerta
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
E-mail: alejandro.huerta@lacity.org

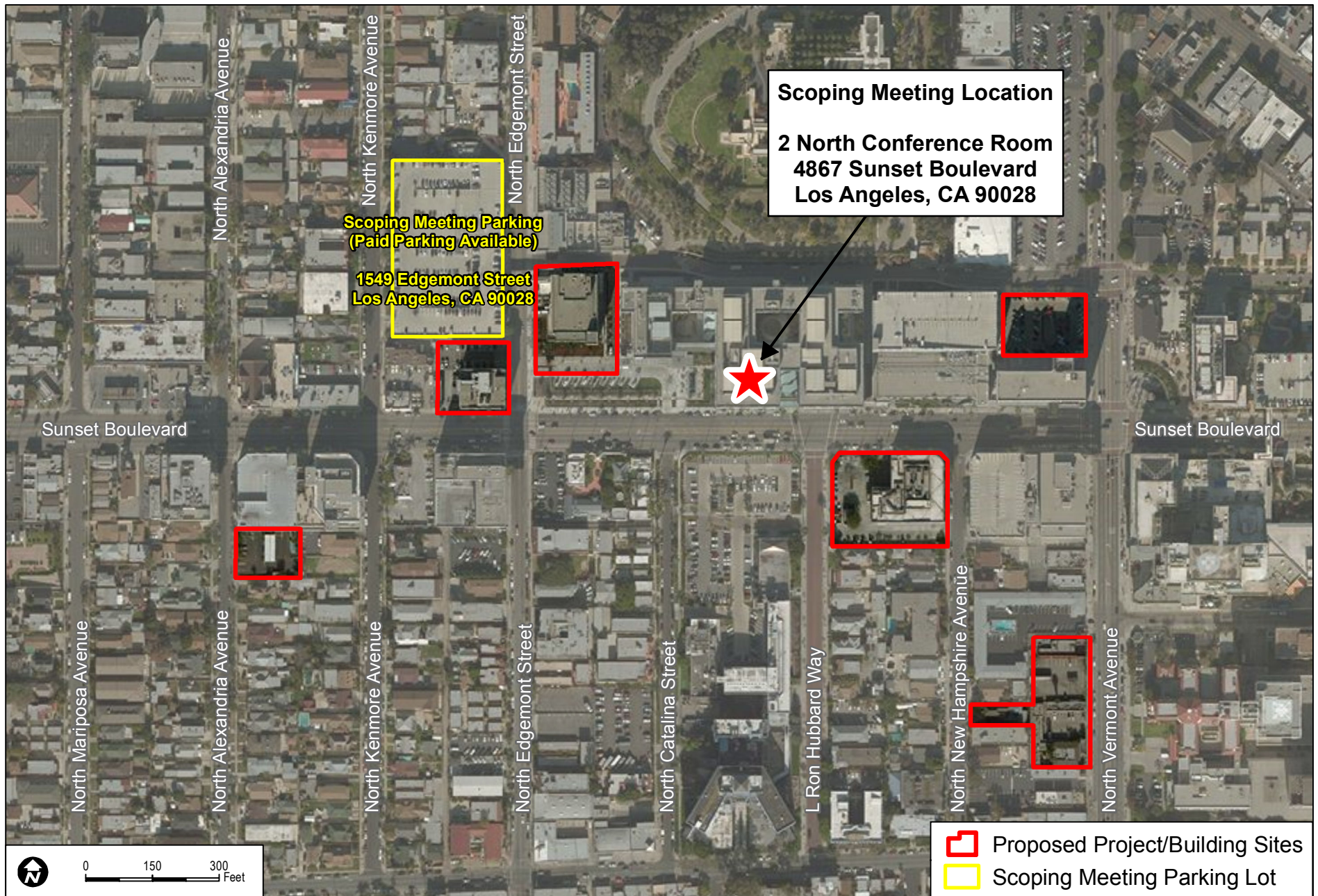
ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.



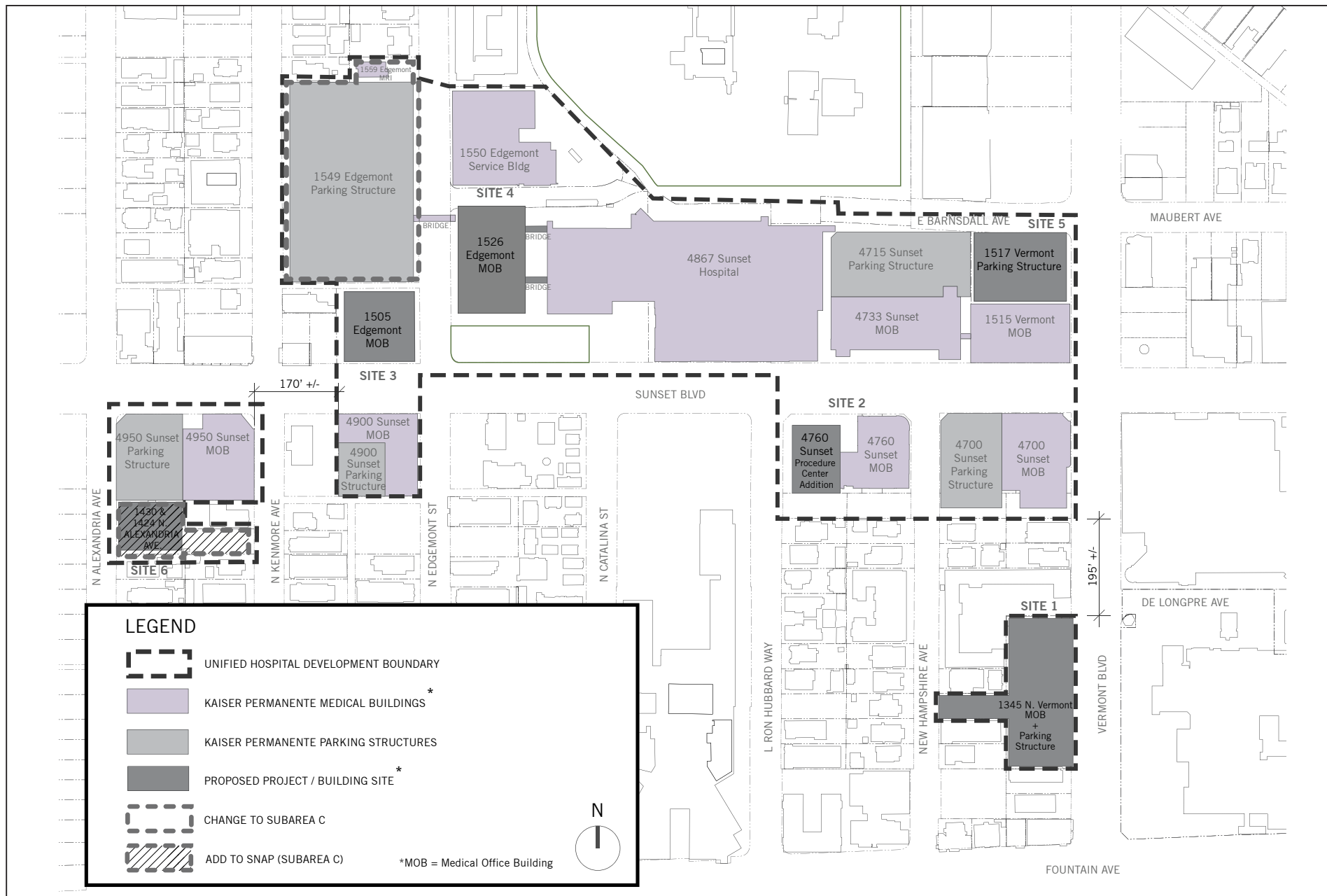
Alejandro A. Huerta
Major Projects Section
Department of City Planning
213-978-1454

Attachments:
Project Location Map & Scoping Meeting Location
Proposed Site Plan

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1454.



Project Location Map & Scoping Meeting Location



SOURCE: Perkins and Will, 2017

Proposed Site Plan

